



Price
£355,000

Freehold

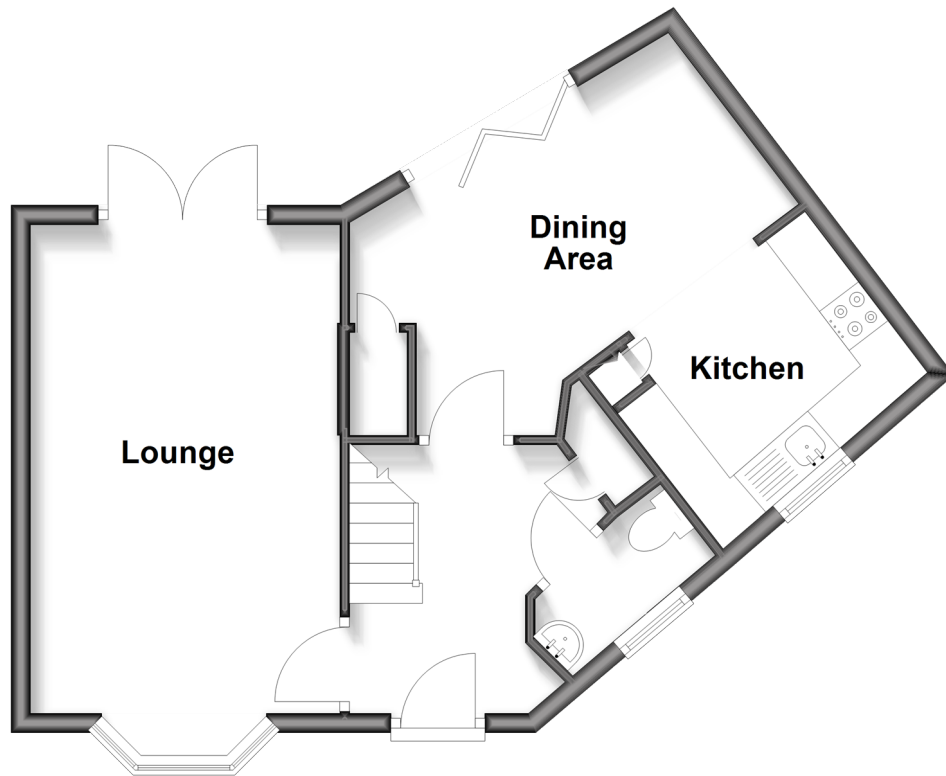
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**Navigation Drive,
Yapton, West Sussex,
BN18**

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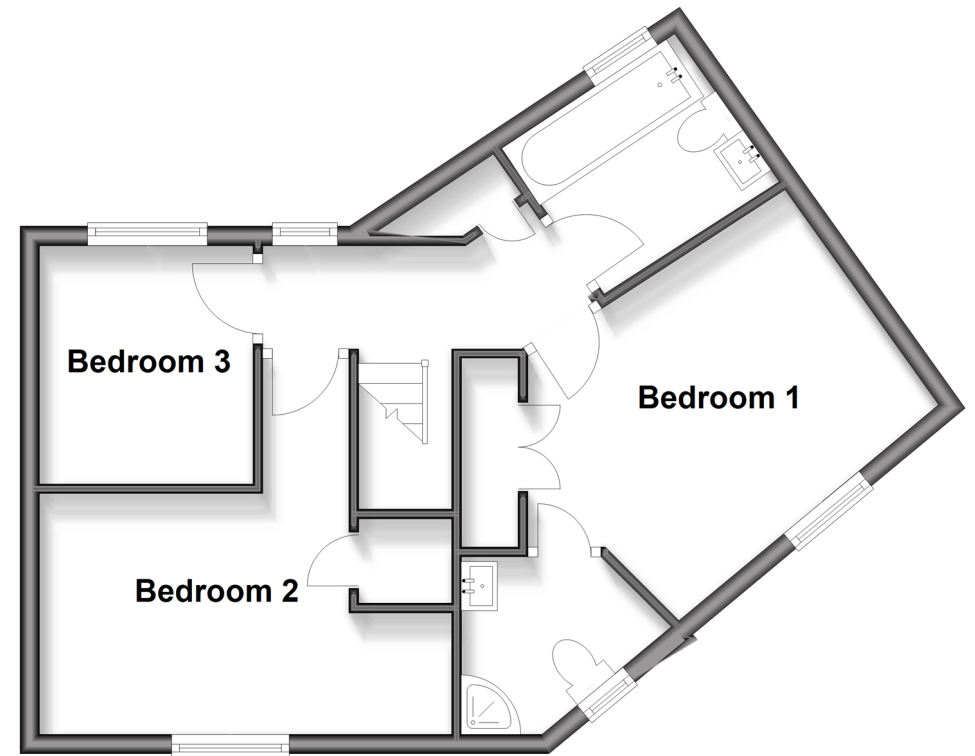
Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 18'2 into bay x 10'4 (5.54m x 3.15m)

Kitchen/Diner: 16'4 x 14'10 at widest point (4.98m x 4.52m)

FIRST FLOOR

First Floor Landing

Bedroom 1: 12'0 x 9'7 (3.66m x 2.92m)

En Suite Shower Room

Bedroom 2: 13'9 x 12'7 at widest point (4.19m x 3.84m)

Family Bathroom

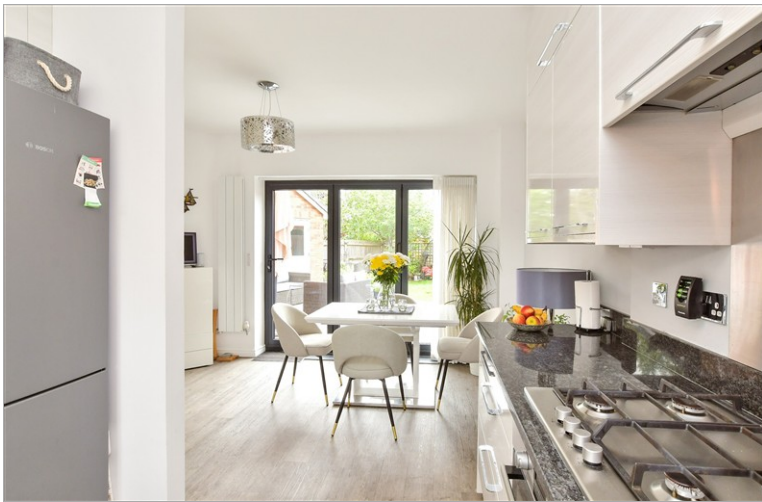
Bedroom 3 / Study: 8'0 x 7'0 (2.44m x 2.14m)

OUTSIDE

Front and Rear Garden

Garage

Off Road Parking



Main features

- Immaculately presented home, thoughtfully upgraded to a high specification
- Exceptional kitchen / dining space with bi-fold doors onto patio
- Elegant double-aspect sitting room with superb natural light and garden access
- Private driveway for two family-sized vehicles
- Southerly landscaped garden, hardwood decking and mature trees



Nearest Schools

Primary Schools: Yapton CofE Primary 0.4 miles, St Mary's CofE Primary 1.6 miles, Barnham Primary 1.9 miles

Secondary Schools: St Philip Howard Catholic High School, 2.0 miles, Felpham Community College 2.8 miles,



Transport Information

Train Stations: Littlehampton 3.4 miles, Arundel 4.6 miles, Angmering 5.0 miles



Address

Navigation Drive, Yapton, West Sussex, BN18



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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